

07-R-0025

**A SUBSTITUTE RESOLUTION  
BY TRANSPORTATION COMMITTEE**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN INTERGOVERNMENTAL LEASE AGREEMENT WITH THE DEVELOPMENT AUTHORITY OF CLAYTON COUNTY, GEORGIA FOR THE HARTSFIELD-JACKSON INTERNATIONAL CAMPUS (HJIC), FORMERLY KNOWN AS THE GEORGIA INTERNATIONAL CONVENTION CENTER (GICC), LOCATED IN COLLEGE PARK, GEORGIA, COVERING APPROXIMATELY 356,250 SQUARE FEET OF CONVENTION AND PARKING SPACE, ON BEHALF OF THE DEPARTMENT OF AVIATION; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Atlanta ("City") owns and operates the former Georgia International Convention Center ("GICC"), now known as the ("HJIC") located in College Park, Georgia; and

**WHEREAS**, the Development Authority of Clayton County desires to lease the HJIC facility for the purpose of subleasing the facility to generate economic development, subject to the approval of the General Manager; and

**WHEREAS**, properties or facilities owned by the City may be leased to another governmental entity without a competitive leasing process pursuant to Section 2-1547 (e) of the City of Atlanta Code of Ordinances; and

**WHEREAS**, the Aviation General Manager has recommended the execution of a Lease Agreement with the Development Authority of Clayton County, Georgia with the understanding that the Development Authority intends to sublease the HJIC for the full term of the Lease.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES**, that the Mayor is authorized to enter into an Intergovernmental Lease Agreement ("Agreement") with the Development Authority of Clayton County, Georgia, for HJIC, covering approximately 356,250 square feet of convention and parking space.

**BE IT FURTHER RESOLVED**, that the term of the Agreement will be for three (3) years, with two one-year options, and a 90 day termination clause for either party.

**BE IT FURTHER RESOLVED**, that the City Attorney is directed to prepare an appropriate Agreement for execution by the Mayor.

**BE IT FINALLY RESOLVED**, that the Agreement will not become binding on the City and the City will incur no obligation or liability under it until it has been executed by the Mayor, attested to by the Municipal Clerk, approved as to form by the City Attorney and delivered to Clayton County.

**A RESOLUTION  
BY TRANSPORTATION COMMITTEE**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH CLAYTON COUNTY DEVELOPMENT AUTHORITY, FOR APPROXIMATELY 339,000 SQUARE FEET OF SPACE AT THE FORMER GEORGIA INTERNATIONAL CONVENTION CENTER, LOCATED IN COLLEGE PARK, GEORGIA, ON BEHALF OF THE DEPARTMENT OF AVIATION; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Atlanta ("City") owns the former Georgia International Convention Center ("GICC") located in College Park, Georgia; and

**WHEREAS**, Clayton County desires to lease the GICC facility for the purpose of temporarily accommodating a film production company that intends to permanently relocate to Clayton County; and

**WHEREAS**, property or facilities owned by the City may be leased to another governmental entity without a competitive leasing process pursuant to Section 2-1547(e) of the City of Atlanta Code of Ordinances; and

**WHEREAS**, the Aviation General Manager has recommended the execution of a Lease Agreement with Clayton County, Georgia with the understanding that Clayton County intends to sublease the GICC for the full term of the Lease.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES**, that the Mayor is authorized to enter into a Lease Agreement (the "Agreement") with Clayton County Development Authority, for approximately 339,000 square feet of space at the former Georgia International Convention Center.

**BE IT FURTHER RESOLVED**, that the term of the Agreement will be for three (3) years, with either party having a right to terminate the agreement, with or without cause, upon 90-days written notice.

**BE IT FURTHER RESOLVED**, that the City Attorney is directed to prepare an appropriate Agreement for execution by the Mayor.

**BE IT FINALLY RESOLVED**, that the Agreement will not become binding on the City and the City will incur no obligation or liability under it until it has been executed by the Mayor, attested to by the Municipal Clerk, approved as to form by the City Attorney and delivered to Clayton County Development Authority.



## CITY OF ATLANTA

SHIRLEY FRANKLIN  
MAYOR

DEPARTMENT OF AVIATION  
HARTSFIELD - JACKSON ATLANTA INTERNATIONAL AIRPORT  
6000 N. TERMINAL PARKWAY  
SUITE 4000 - ATRIUM  
P. O. BOX 20509  
ATLANTA, GEORGIA 30320  
TEL (404) 530-6600  
FAX (404) 530-6635

BENJAMIN R. DeCOSTA  
AVIATION GENERAL MANAGER

June 22, 2006

Chairman, Eldrin Bell  
Clayton County Board of Commissioners  
112 Smith Street  
Jonesboro, GA 30236

Dear Chairman Bell:

You have stated Clayton County's intention to lease the former Georgia International Convention Center (GICC) at 1902 Sullivan Road, and to sublease the facility to MPF3, a film production company.

The City of Atlanta is willing to lease the facility to Clayton County, for a term of three (3) years, at the rate of \$3.10 per square foot per annum on a net-net basis. Clayton County shall be responsible for all maintenance, utilities, taxes, and insurance. You intend to pass all expenses for the facility to the sub-lessee.

Please be advised that the City anticipates the expenses associated with the operation of the facility to increase significantly, once occupied. Our current estimates show an increase of 136% from a period of dormancy to a similar period of occupancy.

Attached is a basic term sheet setting forth the business terms under which the City of Atlanta is willing to lease to Clayton County the land and facilities comprising of the former Georgia International Convention Center (GICC) at 1902 Sullivan Road, College Park, GA 30337-0508.

Please review the proposed terms and conditions and signify Clayton County's willingness to enter into a Lease Agreement incorporating these basic terms by having this letter executed by a responsible Clayton County official or officer. This offer is subject to the approval of the City of Atlanta Council and execution by the Mayor of Atlanta.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Accepted By:

Benjamin R. DeCosta  
Aviation General Manager  
Suite 4000 - 6000 N. Terminal Pkwy  
Atlanta, GA 30320

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Clayton County

**Part II: Legislative White Paper:**

**A. To be completed by Legislative Counsel:**

**Committee of Purview:** Transportation

**Caption:** A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH CLAYTON COUNTY DEVELOPMENT AUTHORITY, FOR APPROXIMATELY 339,000 SQUARE FEET OF SPACE AT THE FORMER GEORGIA INTERNATIONAL CONVENTION CENTER, LOCATED IN COLLEGE PARK, GEORGIA, ON BEHALF OF THE DEPARTMENT OF AVIATION; AND FOR OTHER PURPOSES.

**Council Meeting Date:** January 16, 2007

**Requesting Dept.:** Aviation

**B. To be completed by the department:**

**1. Please provide a summary of the purpose of this legislation (Justification Statement).**

The purpose of this legislation is to get Council approval for an Intergovernmental Lease Agreement between the City of Atlanta and Clayton County for an expressed interest in leasing the former GICC Facility.

**2. Please provide background information regarding this legislation.**

The City acquired the 35 acre GICC site, a 339,000 square foot convention center in March 2000 from the City of College Park, Georgia and the College Park Business & Industrial Development Authority. This resolution reflects the General Manager's desire to enter into an Intergovernmental Lease agreement with Clayton County to lease the facility for a period of (3) years with a 90 day termination clause for either party.

**3. If Applicable/Known:**

(a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):**

(b) **Source Selection:**

(c) **Bids/Proposals Due:**

(d) **Invitations Issued:**

- (e) Number of Bids:
  - (f) Proposals Received:
  - (g) Bidders/Proponents:
  - (h) Term of Contract:
4. Fund Account Center:
  5. Source of Funds:
  6. Fiscal Impact:
  7. Method of Cost Recovery: Revenue generated from the Lease Agreement.

**This Legislative Request Form Was Prepared By:** Mary Welsh

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Legislative Counsel (Signature): Megan S. Middleton

*Megan S. Middleton*

Contact Number: 6207

Originating Department: Aviation

Committee(s) of Purview: Transportation

Council Deadline: December 19, 2006

Committee Meeting Date(s): January 10, 2007 Full Council Date: January 16, 2007

Commissioner Signature

*Mr. Mark Egan*

CAPTION

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH CLAYTON COUNTY DEVELOPMENT AUTHORITY, FOR APPROXIMATELY 339,000 SQUARE FEET OF SPACE AT THE FORMER GEORGIA INTERNATIONAL CONVENTION CENTER, LOCATED IN COLLEGE PARK, GEORGIA, ON BEHALF OF THE DEPARTMENT OF AVIATION; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any)      \$2,255,250.00

Mayor's Staff Only

Received by Mayor's Office:

(date)

12-19-06

Reviewed by:

*[Signature]*

Submitted to Council:

(date)

12/20/06